

092.A

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

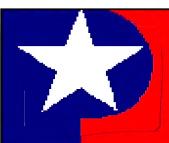
902,800 / 902,800

USE VALUE:

902,800 / 902,800

ASSESSED:

902,800 / 902,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
16		STONE RD, ARLINGTON

Legal Description							User Acct
							129346
							GIS Ref
							GIS Ref
							Insp Date
							11/20/18

OWNERSHIP

Unit #:

Owner 1: MANCINI GIOVANNI/ETAL	
Owner 2: CONTARDI MARIA R	
Owner 3:	
Street 1: 16 STONE ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Vinyl Exterior and 2508 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101 One Family	7025	Sq. Ft.	Site	0	70.	0.90	5															

Total AC/HA: 0.16127	Total SF/SM: 7025	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 441,528	Spl Credit	Total: 441,500
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	- Colonial			Full Bath: 1	Rating: Good	OF=XTRA SHOWER. PDAS.								20	FFL	8	2	4			
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Very Good																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:									17	SFL	17					
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good									30				2			
Prime Wall: 4	- Vinyl			A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Average																
Roof Struct: 1	- Gable			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																
Color: GREEN				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+ - Average (+)				CONDO INFORMATION																	
Year Blt: 1990	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	15. %					Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 1	- Drywall			Functional:						Interior:	1	6	3								
Sec Int Wall:		%		Economic:						Additions:											
Partition: T - Typical				Special:						Kitchen:											
Prim Floors: 3	- Hardwood			Override:						Baths:											
Sec Floors:		%		Total:	15 %					Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				Electric:									
Subfloor:				Basic \$ / SQ: 130.00						Heating:											
Bsmnt Gar: 1				Size Adj.: 1.06866026						General:											
Electric: 3	- Typical			Const Adj.: 0.99989998						Totals	1	6	3								
Insulation: 2	- Typical			Adj \$ / SQ: 138.912																	
Int vs Ext:				Other Features: 113380																	
Heat Fuel: 1	- Oil			Grade Factor: 1.10																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 541779																	
% Com Wal		% Sprinkled		Depreciation: 81267																	
				Depreciated Total: 460512																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 092.A-0001-0004.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
19	Patio	D	Y	1	15X20	A	AV	1993	3.50	T	20.8	101			800			800			
More: N	Total Yard Items:	800	Total Special Features:													Total:	800				
				AssessPro Patriot Properties, Inc																	